Self Storage Investment Opportunity



USA Self Storage-East Gate



25255 AR-5 Lonsdale, AR 72087

Presented by:

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INVESTMENT HIGHLIGHTS

- 100% climate-controlled, stabilized, conversion project with expansion opportunities to increase scale through Dollar General conversion and future development on 2.64acre tract
- Additional, in-place income from Dollar General lease (expires 9/2026)
- Strong, in-place CC rents \$0.88/RSF
- Opportunity to implement tenant insurance requirement.

PROPERTY DETAILS

RSF:	24,643 RSF—Climate Controlled Storage
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8,625 RSF—Dollar General 1,200 SF—Open Parking

Units: 173

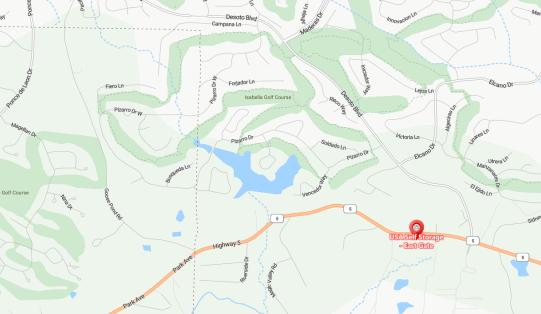
Unit Occupancy: 97%

Economic Occupancy: 83%

Physical Occupancy: 96%













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